

Kingwood Forestry Services, Inc.

Listing #1572

LAND FOR SALE

Bascom 80 Tract

- +/- 80 Acres located in Cleveland County, AR
- Bedded 20 Year Old Thinned Pine Plantation and Hardwood SMZ
- Hunting & Timberland Investment Property
- Gated Gravel Road Historical Access off AR State Hwy 54
- 7.25 Miles South of Pine Bluff, AR



(\$1,688.00/ per acre)

\$135,000.00

*See this listing and more at:
www.kingwoodforestry.com*



**Hunting & Timberland
Investment Potential**

The timber on this property consist of approximately 72 acres of +/- 20-year-old pine plantation that has been first thinned and is ready to be thinned again and 4 acres of hardwood SMZ. Per the NRCS Web Soil Survey, the topography is relatively flat, and the soils are poorly drained to somewhat poorly drained silt loams and very fine sandy loam soils respectively with an average native site index for Loblolly pine of 82 feet (Base Age 50). Access to the property is historical access off of AR Hwy 54 via .5 mile of gated gravel forestry road across an adjoining non-industrial forest land-owner. Please call (870) 367-8567 for the lock combination.

Kingwood Forestry
Services, Inc.

145 Greenfield Drive
P.O. Box 1290
Monticello, AR 71655

Phone: (870) 367-8567

Fax: (870) 367-8424

E-mail:

Monticello@kingwoodforestry.com



Notice: Any person receiving this land sale marketing material is considered a prospective buyer for the subject property. Should a prospective buyer or its agents choose to inspect the property, they do so at their own risk and assume all liability and shall indemnify Seller and its agents against any and all claims, demands, or causes of action, of every kind, nature, and description relating to its access to or presence on the property.

Bascom 80 Tract

KFS # 1572

Cleveland County, Arkansas

\$135,000.00

Method of Sale: The Bascom 80 Tract is offered for sale for \$135,000.00. Mailed offers should be addressed to Kingwood Forestry Services, Inc., P.O. Box 1290, Monticello, Arkansas, 71657 with “**Bascom 80 Tract**” clearly marked in the lower left corner of the envelope to protect the security of the offer. An offer form is attached. On mailed offers, please call our office to confirm receipt of offer. Offers may also be hand-delivered or sent by fax to **(870) 367-8424**. All faxed offers will be immediately acknowledged. Please await confirmation that your faxed offer has been received.

Conditions of Sale:

All offers will be presented to the Seller for consideration. The landowner reserves the right to accept or reject all offers.

1. Offers submitted will remain valid for five (5) business days. Upon acceptance of an offer, a formal Contract of Sale, with earnest money in the amount of ten percent (10%) of purchase price, will be executed between the buyer and seller within seven (7) business days. A sample Contract of Sale may be provided in advance upon request. Terms are cash at closing. Closing is expected to be held within forty-five (45) days of offer acceptance.
2. Only offers for a specific dollar amount will be accepted. The parcel is being sold in its entirety for a single sum and not on a per acre basis. Advertised acreage is believed to be correct, but is not guaranteed. Offer price is for the entire tract, regardless of acreage. The seller will not provide a survey. The attached tract map is thought to be accurate but should not be considered as a survey plat.
3. Conveyance will be by Warranty Deed, subject to all previous mineral conveyances, reservations, and exceptions, to any valid rights-of-way, easements, leaseholds, and to any protective covenants or restrictions, which may have been recorded affecting the property, with title assured through seller-provided title insurance policy. Property is being sold “As Is, Where Is, with all faults”. No environmental inspection or representation has been or will be made by seller. The Owner will convey, without warranty, any mineral rights they may own on this property.
4. Seller will pay prorated property taxes (to date of closing), deed preparation, and one-half (1/2) of the deed stamps. Buyer will pay recording fees and one-half (1/2) of the deed stamps. Should Buyer be required by a lender to purchase a lender’s title insurance policy, the Buyer will pay any fees for such policy.
5. A local title company, selected by Seller, will conduct the closing with Buyer and Seller each paying one-half (1/2) of fees associated with closing services.
6. Property inspections shall be done in daylight hours. Seller and Kingwood Forestry Services, Inc. in no way warrant the conditions of the property, including access routes, and all persons entering upon the property do so at their own risk and accept said property in its existing condition during such inspections. All persons entering upon the property assume all risks and liabilities and agree to indemnify, defend, and hold harmless Seller, its managers, agents, and employees from and against any and all claims, demands, causes of action, and damages resulting from any accident, incident, or occurrence arising out of, incidental to or in any way resulting from his or her inspection of the property or his or her exposure to the conditions of the property.
7. Hunting equipment (such as deer stands, feeders, trail cameras, etc.) and any other man-made items found on the property do not convey unless stated otherwise. Existing hunting leases will terminate at closing.
8. Kingwood Forestry Services, Inc. is the real estate firm representing the seller. Information provided is believed to be substantially correct, but is not guaranteed. Prospective buyers assume the responsibility for verifying this information to their satisfaction. Kingwood makes no representation for the Buyer.
9. Questions regarding the land sale should be directed to licensed brokers John McAlpine or Rick Watts of Kingwood Forestry Services at 870-367-8567.

For more information, call (870) 367-8567 or visit our website at:

www.kingwoodforestry.com

Kingwood Forestry Services, Inc. represents the interests of the Seller of this property. All information presented in this flyer is believed to be accurate. Buyers are responsible for verifying information on this tract for themselves. **Kingwood makes no representation for the Buyer.**

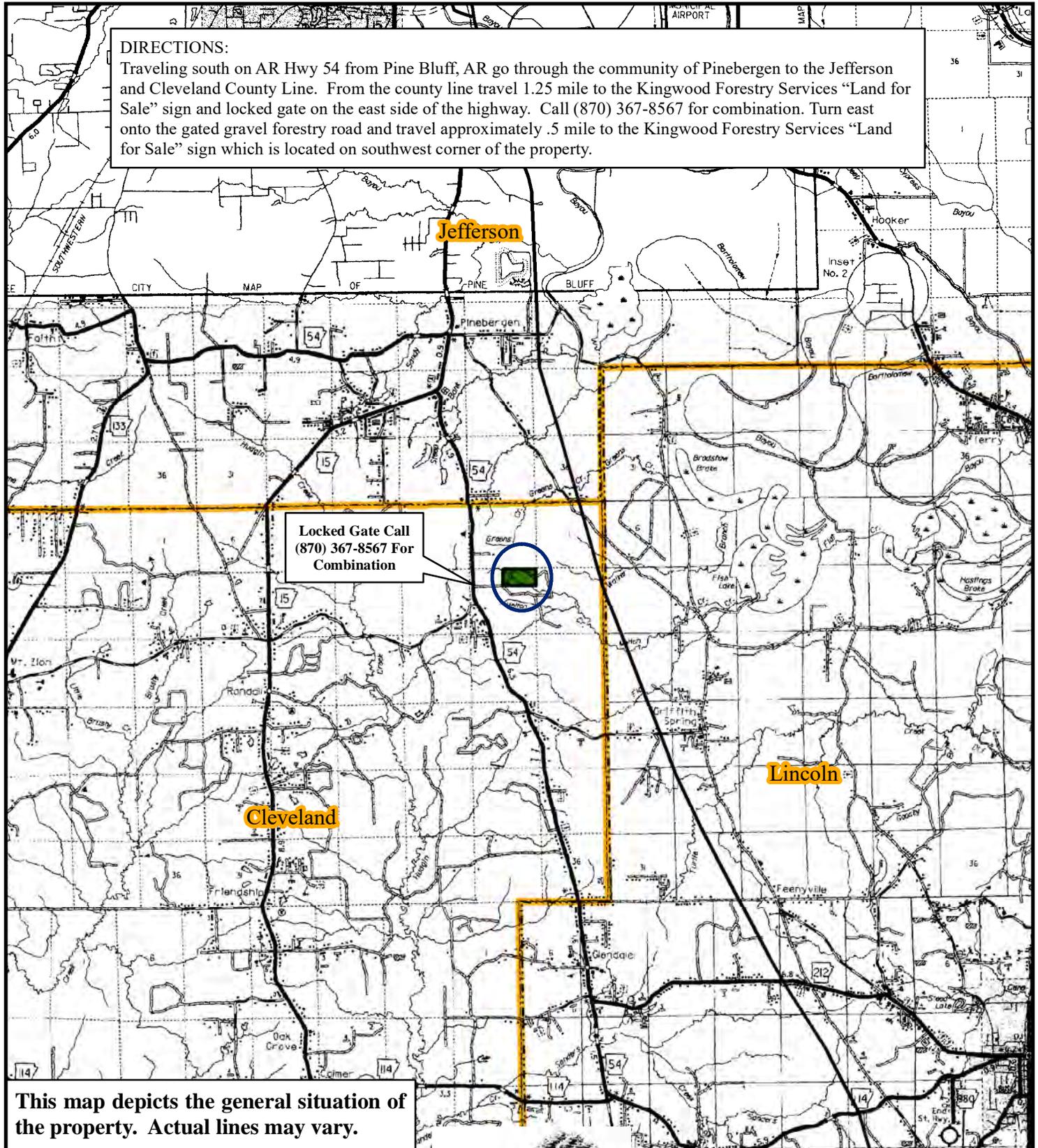
LAND FOR SALE

**Listing #
1572**

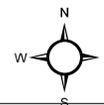
Bascom 80 Tract +/- 80 Acres
Section 11, Township 8 South, Range 9 West,
Cleveland County, AR

DIRECTIONS:

Traveling south on AR Hwy 54 from Pine Bluff, AR go through the community of Pinebergen to the Jefferson and Cleveland County Line. From the county line travel 1.25 mile to the Kingwood Forestry Services "Land for Sale" sign and locked gate on the east side of the highway. Call (870) 367-8567 for combination. Turn east onto the gated gravel forestry road and travel approximately .5 mile to the Kingwood Forestry Services "Land for Sale" sign which is located on southwest corner of the property.



This map depicts the general situation of the property. Actual lines may vary.



**Author: RLW
Date: 3/16/2020**

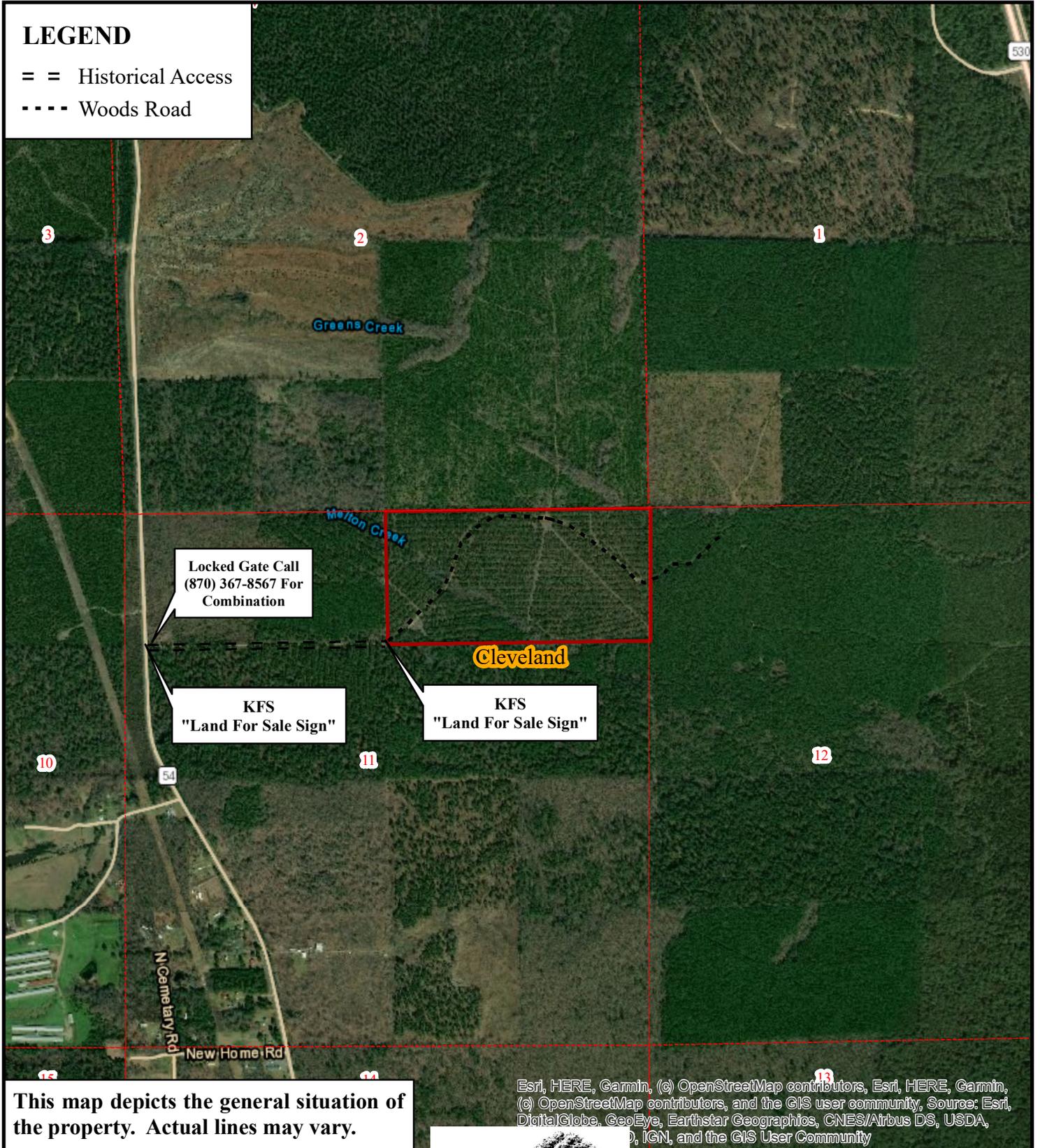
LAND FOR SALE

Bascom 80 Tract +/- 80 Acres
Section 11, Township 8 South, Range 9 West,
Cleveland County, AR

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LEGEND

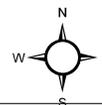
- = = Historical Access
- Woods Road



**This map depicts the general situation of
the property. Actual lines may vary.**

0 0.125 0.25
Miles

KINGWOOD
FORESTRY SERVICES, INC.
Quality, Dependability, and Service



Author: RLW
Date: 3/16/2020

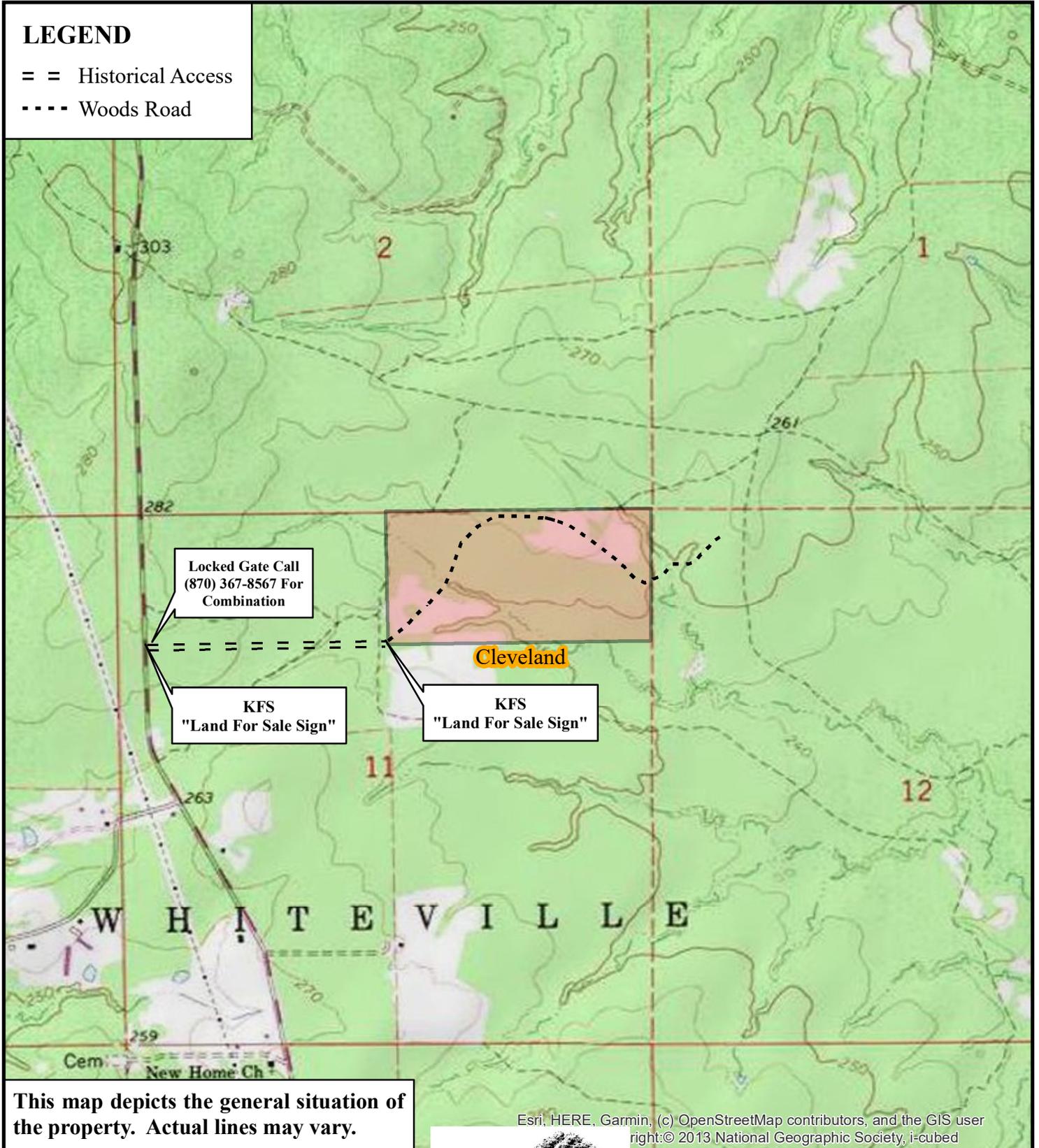
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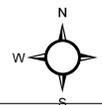
- == Historical Access
- Woods Road



This map depicts the general situation of the property. Actual lines may vary.

Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user
right:© 2013 National Geographic Society, i-cubed

0 0.125 0.25
Miles



Author: RLW
Date: 3/16/2020

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Land Sale — Offer Form

Bascom 80 Tract

Listing #1572 — Cleveland County, Arkansas

— Please fax offer to 870-367-8424 or mail to P.O. Box 1290, Monticello, AR 71657 —

I submit the following as an offer for the purchase of the property described as the **Bascom 80 Tract**. The tract is offered for sale at **\$135,000.00.**

My offer will remain valid for five (5) business days from this date. If my offer is accepted, I am ready, willing, able, and obligated to execute a Contract of Sale within seven (7) business days of owner's acceptance with earnest money in the amount of ten percent (10%) of the purchase price. Closing date is to occur within forty-five (45) days of contract signing of both the buyer and seller. I have read and understand the Method of Sale and Conditions of Sale sections in this notice.

Tract Name: **Bascom 80 Tract**
Location of Tract: N ½ of the NE ¼ of Section 11; Township 8 South; Range 9 West, Cleveland County, Arkansas
Advertised Acreage: **80 Acres (tax acres), more or less**
Date of Offer: _____
Amount of Offer: \$ _____

Buyer acknowledges that Kingwood Forestry Services, Inc. is the agent of the seller in this land sale transaction

Name: _____ Company: _____
Printed _____ Fax Number: _____
Signed _____ Phone Number: _____
Address: _____ E-Mail: _____
_____ Date: _____

Send Offer Form by Fax to: 870-367-8424

OR by Mail to: Kingwood Forestry Services, Inc.
P.O. Box 1290
Monticello, AR 71657

OR Hand Deliver to:
Kingwood Forestry Services, Inc.
145 Greenfield Drive
Monticello, AR 71655

AREA BELOW FOR KINGWOOD USE ONLY

Offer acknowledged by Agent/Broker: _____
Name Date

